

**January 11, 2024**  
**Item No. 6.3.**  
**1207 Texas Ave Project Final Change Order**

**Sponsor:** Jennifer Cain, Director Capital Projects

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action on a final deductive change order with JaCody Construction, LP, for \$100,013.05 on the 1207 Texas Avenue Renovation Project.

**Relationship to Strategic Goals:**

Core Services and Infrastructure

**Recommendation(s):** Staff recommends approval.

**Summary:** The City recently completed the renovation of the facility located at 1207 Texas Avenue for office and event space for the Economic Development and Tourism departments. The Human Resources department and Facilities Maintenance division were previously located in this building. HR has moved into the new City Hall building and Facilities Maintenance has moved to their new building located at 300 Krenek Tap Road. The renovation project included updating the building to current codes and upgrading mechanical, plumbing, and electrical systems, as well as adding an event space in the old fire station bays. Extensive facade work to the exterior of the building was also included. Staff determined that a construction manager at risk (CMAR) procurement method was the most beneficial for this project. The City awarded the CMAR contract to JaCody Construction, LP in November 2021.

The project has been completed, and this change order is to reconcile the budget, which has resulted in a savings of \$100,013.05 back to the City.

**Budget & Financial Summary:** The proposed deductive change order will reduce the encumbered amount by \$100,013.

**Attachments:**

1. 1207 Texas Ave Change Order 2

**CHANGE ORDER NO. 3**      DATE: 1/11/24      Contract No. 223000122  
 PO No. 22203192      PROJECT: 1207 Texas Ave      RFP 22-005

**OWNER:**  
 City of College Station  
 P.O. Box 9960  
 College Station, Texas 77842

**CONTRACTOR:**  
 JaCody Construction, LP  
 Highway 30 Suite 400      Ph:  
 College Station, Tx 77845      Fax:

**PURPOSE OF THIS CHANGE ORDER:**  
 A. Project close out  
 B.  
 C.

**Council Agenda 1/11/24**

ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
1		Project close out	(\$100,013.05)	1	1.00	(\$100,013.05)
2						\$0.00
3						\$0.00
					TOTAL	(\$100,013.05)

THE NET AFFECT OF THIS CHANGE ORDER IS -2.58 % DECREASE.

LINE 1 (acct./work order number)	(\$100,013.05)	
LINE 2 (acct./work order number)	\$0.00	
LINE 3 (acct./work order number)	\$0.00	
TOTAL CHANGE ORDER	<u>(100,013.05)</u>	
ORIGINAL CONTRACT AMOUNT	\$3,871,798.00	
CHANGE ORDER NO. 1 - Plaza	\$291,716.25	7.53% % CHANGE
CHANGE ORDER NO. 2	<u>(\$100,013.05)</u>	-2.58% % CHANGE
REVISED CONTRACT AMOUNT	\$4,063,501.20	4.95% % TOTAL CHANGE
ORIGINAL CONTRACT TIME		Days
Time Extension No. 1		Days
Revised Contract Time	<u>0</u>	Days
SUBSTANTIAL COMPLETION DATE		
REVISED SUBSTANTIAL COMPLETION DATE	18-Aug-23	

APPROVED

Forrest Couch      1/3/2024  
 CONTRACTOR      Date

\_\_\_\_\_  
 ASST CITY MGR - CFO      Date

Jennifer Cain      1/3/2024  
 PROJECT MANAGER /  
 DEPARTMENT DIRECTOR      Date

\_\_\_\_\_  
 CITY ATTORNEY      Date

\_\_\_\_\_  
 CITY MANAGER      Date



JaCody Construction, LP  
 10770 Hwy 30  
 College Station, Texas 77845  
 Phone: (979) 774-5613  
 Fax: (979) 774-5693

# PCCO #016

Project: 1069 - Renovation of 1207 Texas Ave  
 1207 Texas Ave  
 College Station, Texas 77845

## Prime Contract Change Order #016: Contract Reconciliation

<b>TO:</b>	City of College Station PO Box 9973 College Station, Texas 77842-9973	<b>FROM:</b>	JaCody Construction, LP JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station, Texas 77845
<b>DATE CREATED:</b>	10/05/2023	<b>CREATED BY:</b>	Jeff Day (JaCody Construction, LP)
<b>CONTRACT STATUS:</b>	Pending - In Review	<b>REVISION:</b>	0
<b>DESIGNATED REVIEWER:</b>	Jennifer Cain (City of College Station)	<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>	10/12/2023	<b>REVIEW DATE:</b>	
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>SCHEDULE IMPACT:</b>	0 days	<b>EXECUTED:</b>	No
<b>REVISED SUBSTANTIAL COMPLETION DATE:</b>	08/18/2023	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
<b>CONTRACT FOR:</b>	1:The Renovation of 1207 Texas Avenue	<b>TOTAL AMOUNT:</b>	(\$100,013.05)

**DESCRIPTION:**  
 Final contract reconciliation, markup, and GCs.

**ATTACHMENTS:**

**POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:**

PCO #	Title	Schedule Impact	Amount
031	CE #102 - Contract Reconciliation	0 days	(\$100,013.05)
<b>Total:</b>			(\$100,013.05)

**CHANGE ORDER LINE ITEMS:**

**PCO # 031: CE #102 - Contract Reconciliation**

#	Budget Code	Description	Amount
1	01-5191.O Misc Temp Utilities 1.Other	Temp Utilities	\$(3,581.81)
2	01-5220.O Temp Toilets-Jobsite.Other	Jobsite Toilets	\$(1,301.33)
3	01-5606.O Temp Fence.Other	Jobsite Fence	\$(2,569.37)
4	01-5623.O Temp Barricades.Other	Temp Barricades	\$(591.52)
5	01-5701.O Erosion&Sedmnt Cntrl Subk 1.Other	SWPPP	\$(6,029.75)
6	01-5813.O Job Signage.Other	Job Signage	\$(1,500.00)
7	01-7420.O Final Clean-JaCody.Other	Final Clean	\$(1,105.75)
8	01-7829.O Final Site Survey.Other	Site Survey	\$(2,950.15)
9	02-4191.O Misc Demolition 1.Other	Demolition	\$(42,309.03)
10	03-8101.O Concrete Cutting Subk 1.Other	Building Sawcutting	\$(11,010.74)
11	04-0180.O Clean Substrate at Paint Locations	Prep Masonry Substrate	\$(7,403.17)
12	07-2191.O Misc Thermal Insulation 1.Other	Rigid Insulation	\$(4,279.04)
13	09-1001.O Gypsum Drywall.Other	Framing and Drywall	\$(27,322.17)
14	10-1406.O Signage Vendor 1.Other	Interior Signage	\$(5,647.82)
15	10-1481.O Other Signage 1.Other	Exterior Signage	\$(168.50)
16	10-4151.O Knox Box.Other	Knox Box	\$(750.00)

#	Budget Code	Description	Amount
17	10-4451.O Fire Extinguishers.Other	Fire Extinguishers	\$(1,450.00)
18	23-0581.O HVAC Demo	HVAC	\$(3,138.00)
19	31-1379.O Tree Protection	Tree Protection	\$(2,500.00)
20	01-1130.O General Liability Ins.Other	General Liability Insurance	\$(6,153.78)
21	01-2108.O JACODY FEE.Other	Fee	\$(9,645.27)
22	01-2132.O CM Construction Contingency.Other	CM Construction Contingency	\$(64,983.31)
23	01-0201.O Perf & Pay Bond Premium.Other	Bond	\$(301.50)
24	32-9001.O Landscaping Subk 1.Other	Irrigation and Sod Repair Allowance	\$(1,021.00)
25	31-6321.O Drilled Piers	Drilled Piers	\$(493.12)
26	01-5441.O Equip Rental.Other	Equipment Rental	\$(683.01)
27	01-3111.O Project Manager 1.Other	Project Manager	\$31,238.22
28	01-3151.O Superintendent 1.Other	Superintendent	\$19,962.52
29	01-2108.O JACODY FEE.Other	Self Perform Mark Up	\$52,486.49
30	01-2108.O JACODY FEE.Other	Fee	\$5,188.86
<b>Subtotal:</b>			<b>\$(100,013.05)</b>
OH&P (0.00% Applies to Other.):			\$0.00
<b>Grand Total:</b>			<b>\$(100,013.05)</b>

The original (Contract Sum)	\$3,871,798.00
Net change by previously authorized Change Orders	\$291,716.25
The contract sum prior to this Change Order was	\$4,163,514.25
The contract sum would be changed by this Change Order in the amount of	(\$100,013.05)
The new contract sum including this Change Order will be	\$4,063,501.20
The contract time will not be changed by this Change Order.	
The Revised Substantial Completion Date will be	8/18/2023

**City of College Station**  
 PO Box 9973  
 College Station, Texas 77842-9973

**JaCody Construction, LP**  
 JaCody Construction, LP 10770 State  
 Highway 30 Suite 400  
 College Station, Texas 77845

\_\_\_\_\_  
 SIGNATURE DATE

*Forrest Couch* 1/3/2024  
 \_\_\_\_\_  
 SIGNATURE DATE

Item No	Description Of Work	Scheduled Value	Total Completed and Stored To Date	%
12	Demolition	\$ 56,500.00	\$ 14,190.97	25.12%
23	Site Sealants	\$ 1,420.00	\$ 1,420.00	100.00%
27	Prep Masonry Substrate	\$ 26,000.00	\$ 18,596.83	71.53%
30	Misc. Blocking	\$ 11,000.00	\$ 11,000.00	100.00%
38	Waterproofing	\$ 2,690.00	\$ 2,690.00	100.00%
39	Rigid Insulation	\$ 19,788.00	\$ 15,508.96	78.38%
41	Batt Insulation	\$ 25,755.00	\$ 25,755.00	100.00%
43	Doors and Frames Labor	\$ 13,250.00	\$ 13,250.00	100.00%
50	Glass and Glazing	\$ 1,410.00	\$ 1,410.00	100.00%
51	Framing and Drywall	\$ 234,680.00	\$ 207,357.83	88.36%
52	Tape, Float, and Finish Drywall	\$ 50,772.00	\$ 50,772.00	100.00%
53	Acoustical Ceilings	\$ 40,630.00	\$ 40,630.00	100.00%
67	Painting	\$ 71,015.00	\$ 71,015.00	100.00%
71	Toilet Partitions and Accessories Labor	\$ 6,500.00	\$ 6,500.00	100.00%
75	Appliances	\$ 22,407.00	\$ 22,407.00	100.00%
149	RFI 06/07 - Added Framing at 120 and 122	\$ 743.75	\$ 743.75	100.00%
150	RFI 10 - Added Framing and Sheetrock at Board Room 104	\$ 3,121.00	\$ 3,121.00	100.00%
151	RFI 15 - Added Framing Around Column in Coffee 126	\$ 681.15	\$ 681.15	100.00%
165	Demo Existing Storefront	\$ 360.00	\$ 360.00	100.00%
174	Demo of Existing Door Frames	\$ 300.00	\$ 300.00	100.00%
199	RFI 50 - Framing	\$ 1,200.00	\$ 1,200.00	100.00%
200	RFI 50 - Waterproofing	\$ 600.00	\$ 600.00	100.00%
208	Added Appliances	\$ 1,423.00	\$ 1,423.00	100.00%
211	ASI 001 - Paint Exposed Structure at Furn Storage 154	\$ 774.00	\$ 774.00	100.00%
212	ASI 001 - Change APC-1 to APC-3, Remove APC in Storage 15	\$ 11,176.00	\$ 11,176.00	100.00%
270	Added Refrigerator in Coffee 126	\$ 1,984.00	\$ 1,984.00	100.00%
		Sum of Above	\$ 524,866.49	
		10% Markup	\$ 52,486.65	